PLANNING DECISION

Ref: MC2003/2124

Regeneration and Environment Division
Development and Environment Directorate
Compass Centre
Chatham
Kent ME4 4YH
(DX56006 STROOD)
Telephone: 01634 306000
Facsimile: 01634 331195

TOWN & COUNTRY PLANNING ACT 1990
Town & Country Planning (General Development Procedure Order) 1995

App's Name Mr Panesar

Mr M Phillips
Phillips Designs
Victoria House
14 New Road Avenue
Chatham
Kent
ME4 6BA

Proposal: Outline application for residential development

Location: Land rear of 33-35 Railway Street, Chatham, Kent, ME4 4RH

Notification of Refusal of Outline Planning Permission to Develop Land

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS REFUSED OUTLINE PERMISSION for the development of land as described above in accordance with your application for planning permission dated 30th September 2003

For the following reasons:-

1. The site lies within, and adjacent to, an area identified for major development under Policy S5 of the Medway Local Plan 2003 and the proposal would be premature pending the adoption of proposals for the development of the area.

PLANNING DECISION

Ref: MC2003/2124

2. This proposal has failed to satisfactorily demonstrate a development of this nature could be adequately accommodated on site, without resulting in a development that would adversely impact on the character and appearance of the surrounding street scene or the amenities of adjoining occupiers. Furthermore, this submission has failed to demonstrate that this development could adequately accommodate, satisfactorily, off street car parking. Consequently, this would lead to an unacceptable increase in demand for on street parking, which would result in an increase in hazards to highway safety and be detrimental to residential amenity. As such, the proposal would be contrary to Policies ENV15 and T17 of the Kent Structure Plan 1996 and Policies BNE1, BNE2 and T13 of the Medway Local Plan 2003.

Informatives:-

This refusal relates to the development as shown on drawings 823/P1 and P2, plus additional documents form 1A and certificate 'B', all received on 30th September 2003

I would advise you that Southern Water has stated that a public sewer crosses the development site and that they, as sewerage undertakers, would direct this authority as the Building Control Authority to refuse building regulations on the grounds that building over a public sewer cannot be permitted. They advise that the exact position of the public sewer must be determined by the applicant before any development is finalised and that no new building or tree planting should be located over or within 3 metres of the public sewer. They further advise that it might be possible to divert the public sewers, so long as this would result in no unacceptable loss of hydraulic capacity, and the work is carried out at the developers expense and to the satisfaction of Southern Water Services Ltd under relevant statutory provisions. The contact Officer at Southern Water Services Ltd is given as Mr Phil Jupp, who can be reached on (01962) 716168.

Signed

Tony Van Veghel
Development and Building Control Manager
Date of Notice 20th November 2003

(MCA/MAP)

DC1001MW